



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

In reference to the petition of the CAMBRIDGE REDEVELOPMENT AUTHORITY for a special permit to allow the conversion of the former Temple at 238 Columbia Street to 15 residential art space units, the petition has been GRANTED with the following conditions:

1. The special permit shall be for no more than twelve (12) dwelling units/art studios.
2. The final development plans submitted for building permit approval shall be substantially the same as the ones submitted as part of this special permit application insofar as zoning concept (e.g. number of units, site plan, amount of usable open space) are concerned except as modified in these conditions.
3. Under the authority granted by Section 4.254, the Planning Board may waive certain zoning requirements. The final plans shall contain only those zoning violations cited.

A copy of this decision has been filed with the office of the City Clerk, this date. Appeals, if any, shall be made pursuant to Section 17, Chapter 40A, Massachusetts General Laws and shall be filed within twenty days after the date of filing such notice with the office of the City Clerk.

EM:sl

Elizabeth McCarthy
Secretary of the Board

case No. PB-8



CITY OF CAMBRIDGE, MASSACHUSETTS
PLANNING BOARD

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CAMBRIDGE, MASS.

CITY HALL ANNEX, 57 INMAN STREET, CAMBRIDGE 02139

CASE NO: PB - 8
PREMISES: 238 Columbia Street
ZONING DISTRICT: Residence C-1
PETITIONER: Cambridge Redevelopment Authority for Artspace
APPLICATION DATE: May 12, 1980
DATE OF HEARING: June 3, 1980
PETITION: Multi-family Special Permit for 15 Residential units/
Art Studio's
DATE OF PLANNING BOARD DECISION: June 3, 1980

THE HEARING

At the public hearing held on June 3, 1980 Cora Beth Able, representing Artspace, outlined for the Board and the public the proposal for re-development of the former Temple at 238 Columbia Street. This proposal included the conversion of the vacant Temple to 15 residential/art studio's and 1 gallery/community art space. Ms. Able informed the Board that Artspace had considered a plan for 12 units and 1 gallery space. She stated that 12 units and 1 gallery would be a financially feasible alternative. Susan Lanza from the Cambridge Redevelopment Authority stated that the CRA has been working with Artspace in coordinating this project and that two banks have made preliminary commitments for financing.

Jimmy Bentubo, spokesperson for the Wellington-Harrington Citizens Committee stated that his committee supports this proposal. No one spoke in opposition to this proposal. A letter was submitted by the Traffic Department stating their concerns over the lack of sufficient parking spaces and the layout of the six spaces being provided but they did not oppose the project. A letter in opposition was submitted from Alice Gillis, 221 Columbia Street who stated that she opposed the conversion to fifteen artists' work/live-in spaces but did not object the conversion to a community art room.

FINDINGS

After careful consideration of this application and the testimony delivered at the public hearing the Board makes the following findings:

1. The conversion of the vacant Temple to residential use is allowed in a Residence C-1 district.

2. The development plan as submitted contains the following zoning violations which customarily would involve a variance:

<u>violation</u>	<u>Permitted/Required</u>	<u>Proposed</u>
a) Lot Area per dwelling unit	1200 s.f.	552 s.f.
b) Floor Area Ratio	.75	1.6
c) Side Year Setbacks	24'	3'6"
d) Number of Parking Spaces	16	6
e) Size of Parking Spaces	8½X20'	7'X14'
f) Setback (1 space) of Parking Spaces	5'	0'
g) Alteration of a nonconforming structure		
h) People working on premises (accessory use)	3	3+
i) Floor Area devoted to accessory use	25%	100%

3. With regard to the above violations the Board finds that;

- a) The proposed density is approximately twice that allowed in a Residence C-1 district.
- b) The floor area ratio, setbacks, and parking violations are all existing violations.
- c) The structural alterations will be primarily internal with the exception of exterior repairs and the construction of exterior stairways to the new units.
- d) The floor area devoted to accessory use and the number of people working on the premises is not a significant violations. This type of living/working space is not the normal customary home occupation. Each unit/studio will be an open area entirely devoted to living and working uses and will be, on the average, 840 square feet. The normal customary home occupation, (e.g. doctor's lawyers office) is usually located within a separate dwelling where 25% of the entire dwelling can be devoted to working area.

The maximum number of people allowed to work on the premises is 3. Again this requirement related to the normal customary home occupation where the premises comprises of a dwelling. In this case the premises comprises of 15 dwelling units/studios where each unit will be occupied and used for working space by one or two people.

- 4. The Traffic and Parking Department has reviewed the site plan. It has generally approved the access/egress arrangements and the parking area layout but has suggested that the number of spaces to be provided is insufficient.
- 5. The applicant has been negotiating an arrangement for evening parking with the Community Center located at 251-279 Columbia Street.

DECISION

By a unanimous vote of the five members of the planning Board attending the June 3, 1980 public hearing, a special permit for the conversion to multi-family use at 238 Columbia Street is GRANTED with the following conditions:

- 1) The special permit shall be for no more than twelve(12) dwelling units/art studios.
- 2) The final development plans submitted for building permit approval shall be substantially the same as the ones submitted as part of this special permit application insofar as zoning concept (e.g. number of units, site plan, amount of usable open space) are concerned except as modified in these conditions.
- 3) Under the authority granted by Section 4.254, the Planning Board may waive certain zoning requirements. The final plans shall contain only those zoning violations cited in finding number 2 above.

Respectfully submitted,

For the Planning Board

Arthur C. Parris

Arthur C. Parris
Chairman

ATTEST: A true and correct copy of the decision filed with the Office of the City Clerk on July 2, 1980 by Elizabeth McCall.
Authorized representative of the Cambridge Planning Board.

Twenty days have elapsed since the date of filing of this decision:

No appeal has been filed _____.

Appeal has been filed and dismissed or denied _____.

Date: _____

City Clerk, City of Cambridge